

**EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

June 13, 2019 (6PM)

7610 Hollister Ave, Goleta (Meeting Room)

(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, Howard Lange, Chris Hall and Colin Smith.

Homeowners present: Colin Smith #318.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at around 6:00PM

Owners Requests:

Colin Smith: #318 Colin noticed the rain gutter installers forgot one downspout on 7610. Will follow up with gutter company.

Approval of Prior Meeting Minutes (5/9/19) Joe motioned to accept. Howard seconded. Unanimous.

Landscape Report: Tree fell by 7620 it will be replaced. Regular maintenance this month. Forgot to order extra dumpster for UCSB move out and Jose had to haul extra trash to the dump. Joe motioned to have dumpster ordered for June 19th – July 1st. Colin seconded. Unanimous. Howard motioned to accept a proposal from Enviroscaping for the total of \$13,550.00 to re-landscape and convert to drip the area of creek behind 7638 and 7640. Colin seconded. Unanimous with Joe abstaining.

Vendor Evaluation: Commended Tristen Smith on pool maintenance

Treasurer's Report

	May 2019	YTD
Total Income	\$66,446.65	\$330,770.00
Op. Expenses	22,981.63	150,551.35
Reserve Expenditures	45,638.10	90,228.01
Total Expenditures	68,619.73	240,779.36
Transfer to Reserve	0.00	89,006.72
Transfer from Op Reserve	0.00	7,903.00
Balance in Savings	\$ 2,648,331.87	

Due from Unit Owners \$ 5,639.85
Total Assets \$ 2,656,798.64

Operating Expenses are about 11%+ below on cash basis.

Treasurer's Report unanimously accepted. Joe moved to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures. Colin seconded. Unanimously approved.

Old Business:

- a. Updating governing documents: Joe motioned to allow Craig to talk to Adam-Sterling. Howard seconded with addendum of asking will they send someone to the meeting to talk to us personally. Unanimous. Chris would like to see a third proposal and will obtain one.
- b. 7606 foundation work by Carter Const. approx \$72k YTD. Releveling effects: Board approved to repair #210 front door, surface cracks to drywall, and other cracks resulting from building being lifted. Future foundation to be done, 7632 #245, #247, #248 sloping floors: Joe motioned to approve repair releveling issues at Assoc cost. Chris seconded. Unanimous.
- c. Building staircase light fixture replacement: in progress
- d. Sidewalk repair/replacement: ongoing
- e. Roofs: none
- f. Gutters/ downspout bids: Howard moves to accept bid from Action Roofing for \$67,508.00 for all remaining buildings plus the downspout they missed on 7610. Joe seconded. Unanimous.
- g. Siding or dry rot repair. Ongoing
- h. Parking lot lights and lighting: replaced bulbs
- i. Fumigation by Lenz: 7620 – 6/24/19; 7610 – 6/25/19; 7602 – 7/22/19; 7606 – 7/23/19. James reported that people are slow in returning authorization forms which makes it challenging even though a self-addressed-stamped envelope is provided with the authorization forms.
- j. Carport Fascias: Joe authorized Andy Vineyard to replace fascia on 3 carports by 7610 with anticipation of doing them all if we like his work. Howard seconded. Unanimous.
- k. Parking policy and oversized vehicles: still oversized vehicles parking.

- l. Re labeling water meter lids: Waiting for Affordable Painting.
- m. Gym update/ survey: James will send out google doc to owners asking them to respond by end of July.
- n. Leak in #130: between owners but State Farm (upstairs owner's insurance) wants to know if HOA insurance will submit a claim to the master policy. Receipts / proposals so far do not come close to \$10,000 as of right now. Nothing to do at this time.

New Business

- a. #352 new window and slider: no information provided.
- b. Enforcement of rules & levying fees: discussed briefly.
- c. Pool services: tabled.
- d. Smoking area in phase 2: Letter received from Owner of #335 that she can smell cigarette smoke in her unit continuously on a daily basis. A letter will be distributed to the residents of bldg. 7628 reminding everyone that smoking is prohibited w/in or adjacent to the bldg. The board will continue to investigate.
- e. Recording liens: none

Next Meeting 7/11/19 at 6PM, at 7610 meeting room

Meeting adjourned at 8:05 PM

Submitted by: Matt Mora, Scribe.